

### 11-5-3: STREET IMPROVEMENTS:

- A.Plans And Profiles: At least eight (8) days prior to final planning commission consideration, the subdivider shall furnish to the county public works director a complete set of construction plans and profiles of all streets, existing and proposed, within the subdivision. Plans are to be prepared by a licensed engineer and shall be accompanied by the final plat. If the plans are not approved, they shall be returned to the developer with the reasons for nonapproval, and, upon correction, shall be resubmitted in the same manner as required herein. Such plans and profiles shall include:
1. The designation of limits of work to be done.
  2. The location of the benchmark and its true elevation according to county datum, all profiles to be referred to that datum.
  3. Construction plans, which include the details of curb and gutter and street cross sections, location and elevations of manholes, catch basins and storm sewers, elevations and location of fire hydrants and any other details necessary to simplify construction.
  4. Adequate horizontal and vertical survey control shall be established as required by the county surveyor or county public works director. Sufficient survey monuments shall be permanently set so that lot boundaries can be established from points within the subdivision.
  5. Complete data for field layout and office checking.
  6. On curb returns, at least two (2) additional control points of curvature. Control points shall be staked in the field to ensure drainage of intersections.
- B.Grades: Grades of streets shall not be in excess of eight percent (8%) on major collector streets, nor in excess of ten percent (10%) on other streets, unless otherwise approved by the county planning commission, subject to planning department staff approval. (Ord., 6-5-2000; amd. 2004 Code)
- C.Improvement Standards: All streets within the county shall be improved in accordance with the standards, rules and regulations adopted by the county commission. Said standards include: (Amended Ord. 2005-894-O, 12-6-2005)
1. Whenever a subdivision is located adjacent to, or within the future annexation area of an incorporated community, the development standard of that community shall be followed for street improvements unless said standard is less than the normal county requirement. (Ord., 6-5-2000; amd. 2004 Code)
  2. Curb and gutter, constructed to county standards, shall be installed in all subdivisions in Washington County, subject to the following exceptions:
    - a. Subdivisions located in the SFR seasonal forest residential zoning district, which district allows private roads, and which

does not allow for year round or permanent residential occupancy. This zone classification is limited to the area above Zion National Park in the Kolob Reservoir area.

b. Phases of existing subdivisions that have applied for preliminary approval and have standing with the land use authority prior to January 1, 2006.

c. Scattered parcels, or small one or two (2) lot subdivisions, where it is not practical to install street improvements, may be exempted from curb and gutter unless the street has been engineered in its entirety for such improvements. (Amended Ord. 2005-894-O, 12-6-2005)

3. Pavements shall be required in all subdivisions.

4. The minimum width of gravel on all local streets shall be thirty two feet (32'), and the minimum width of pavement shall be twenty eight feet (28'). On collector or major streets, as determined by the county commission, the width of gravel or paving will be proportionately greater.

5. Local streets shall have a minimum right of way width of fifty feet (50'). Collector streets shall have a minimum width of sixty feet (60'). Major streets shall have a minimum width of eighty feet (80').

6. All streets shall be built to the full width required for the type of street being improved at the time of initial street construction. Bond amounts shall be estimated based on the cost of full street improvement as required by the right of way determined by subsection C4 of this section. (Ord., 6-5-2000; amd. 2004 Code)

7. Streets in hillside areas shall be constructed to county standards. (Amended Ord. 2005-894-O, 12-6-2005)

D.Pavement Specifications: Pavements shall be constructed in accordance with the requirements of the standard specifications adopted by the county commission.

E.Curb And Gutter Specifications: Curbs and gutters on all streets shall be of concrete and shall meet the standard county specifications.

F.Sidewalks: Sidewalks, where constructed, shall be of concrete and shall meet the standard county specifications.

G.Storm Water Inlets And Catch Basins: Storm water inlets and catch basins shall be provided within the roadway improvements at points specified by the county public works director.

H.Curb Corner Radius: All curb corners shall have a radius of not less than fifteen feet (15') and at intersections involving collector or major streets, of not less than twenty five feet (25').

I.Minor Streets: Minor streets shall approach major or collector streets at as near a ninety degree (90°) angle as possible.

- J. Street Name Signs: Street name signs, conforming to the design and specifications and in the number necessary for proper identification of all streets, shall be provided for and installed by the developer.
- K. Traffic Control Signs: Traffic control signs, including stop or yield right of way signs, shall be installed to ensure a smooth flow of traffic through the subdivision as required by the county.
- L. Winding Mountain Streets: A minimum centerline radius of fifty feet (50') shall be maintained on all winding mountainous streets and a minimum of three hundred feet (300') shall be required on all through traffic streets.
- M. Frontage: No subdivision shall be approved unless the area to be subdivided shall have frontage, with a width as required by the zoning ordinance, on a dedicated street improved to county standards, unless otherwise approved by the county commission. On cul-de-sac streets, the required width of any lot in the cul-de-sac shall be measured at the setback line instead of the street lot line.
- N. Access To Collector Or Arterial Street: Where a subdivision borders on or contains an existing or proposed collector or arterial street, access to such street may be limited by one of the following means:
1. The subdivision of lots so as to back or side onto the arterial or collector and front onto a parallel local street. No lot access shall be provided from the arterial or collector directly to any lot in the subdivision and screening or fencing may be required in a strip of land along the rear property line of such lots.
  2. A series of cul-de-sacs or U-shaped streets sharing access to such street.
  3. A service road (separated from the primary arterial by a planting or grass strip and having access thereto at suitable points).
- O. Dead End Streets: The arrangement of streets shall provide for the continuation of principal streets between adjacent properties when such continuation is in accordance with the master plan. If the adjacent property is undeveloped and the street must be a dead end street temporarily, the right of way shall be extended to the property line and a temporary turnaround shall be provided. Dead end streets shall be avoided and dead end streets of more than one thousand six hundred feet (1,600') shall require county commission approval.
- P. Inspection And Recommendation For Approval: The inspection and written recommendation for approval of county roads and streets shall be done by the county public works director's office. Final acceptance for dedication and, after two (2) years, for maintenance, shall be by the county commission following a favorable recommendation from the county public works director's office.
- Q. Construction Prior To Final Approval: Following final approval of a subdivision plat by the county commission, the developer may construct roadways and utility systems prior to recording of the plat without the necessity of bonding. However, no construction shall begin until all construction drawings have been approved by the county public works director, the necessary inspection fees have been paid and a county inspector has been assigned to the construction project. The inspector shall be notified, at least

twenty four (24) hours in advance, whenever any work is proposed to be done. (Ord., 6-5-2000; amd. 2004 Code)